



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

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Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

**AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, NOVEMBER 16, 2011
12:00 NOON
HOUSING AUTHORITY
12131 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670
(562) 347-4663 ext. 8196**

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1. Call to Order

2. Roll Call

Zella Knight, Chair
Henry Porter Jr., Vice Chair
Hope Boonshaft
Val Lerch
Laurence Levin
Alberta Parrish
Benita Pernell

3. Reading and Approval of the Minutes of the Previous Meeting

Regular Meeting of September 28, 2011. October 26, 2011 meeting was cancelled due to a lack of a quorum.

4. Report of the Executive Director

5. Public Comments

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.



Consent Calendar

(Item Continued from Previous Meeting)

6. Concurrence to Approve the Submission of an Urban Greening Grant Application for the Growing Experience at the Carmelitos Housing Development (District 4)

Concur with the Board of Commissioners adopt and instruct the Mayor to sign a Resolution approving the Urban Greening Grant application for submission to the State of California Strategic Growth Council, and authorize the Executive Director or his designee to take any and all actions required for the implementation of the Urban Greening Grant; authorize the Executive Director to accept and incorporate, if awarded, up to \$75,000 in funds provided through the Urban Greening Grant into the Housing Authority's approved Fiscal Year 2011-2012 budget; find that the submission of a grant application is exempt from the provisions of the California Environmental Quality Act (CEQA). (CONCUR).

Regular Agenda

7. Award a Contract to HD Facilities Maintenance Supply to Provide Building Material and Supplies to the Housing Authority (All Districts)

Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute, amend, and if necessary, terminate a one-year Contract with HD Supply Facilities Maintenance, to provide building material and supplies to the Housing Authority, using up to \$740,000, plus up to \$74,000 (10%) for contingency, in Housing Authority program funds; authorize the Executive Director or his designee to incorporate up to \$740,000, as needed, into the Housing Authority's Fiscal Year 2011-2012 approved budget; authorize the Executive Director or his designee to extend the time of performance for up to two additional years, in one-year increments, at an annual cost of \$440,000 plus 10% contingency, using Housing Authority program funds to be approved through the Housing Authority's annual budget process; find that the approval of the Contract is exempt from the provisions of the California Environmental Quality Act (CEQA). (APPROVE).

8. Award a Construction Contract to M.L. Construction for Elevator Modernization at the Foothill Villa Senior Housing Development (District 5)

Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute, amend, and if necessary, terminate a Contract in the amount of \$603,565 to M.L.

Construction, to modernize three existing elevators at the Foothill Villa senior housing development, using Capital Fund Program funds included in the Housing Authority's approved Fiscal Year 2011-2012 budget; authorize the Executive Director or his designee to approve Contract change orders not to exceed \$120,713 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel; find that the award of the Contract is exempt from the provisions of the California Environmental Quality Act (CEQA). (APPROVE)

9. **Award a Construction Contract to Omega Construction Company Inc. for Window Replacement and Insulation Improvements at the Quartz Hill I and II Housing Developments (District 5)**

Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute, amend and if necessary, terminate a Contract in the amount of \$108,688 to Omega Construction Company Inc., to complete the window replacement, attic insulation improvements and associated work at the Quartz Hill I and II housing developments, using Community Development Block Grant (CDBG) funds included in the Housing Authority's Fiscal Year 2011-2012 approved budget; authorize the Executive Director to approve Contract change orders not to exceed \$10,868 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel; find that the approval of the Contract is exempt from the provisions of the California Environmental Quality Act (CEQA). (APPROVE)

10. **Adopt Resolution Authorizing Issuance of Tax-Exempt Multi-Family Housing Mortgage Revenue Bonds for Multi-Family Housing in Unincorporated Florence-Firestone (District 1)**

Recommend that the Board of Commissioners adopt and instruct the Mayor to sign a Resolution, as required under Section 147(f) of the Internal Revenue Code of 1986, authorizing the issuance of the tax-exempt Bonds by the Housing Authority, in an aggregate amount not exceeding \$6,850,000, to assist Slauson Station Apartments, L.P. (Developer), in financing the acquisition, construction and development of Slauson Station Apartments, a 30-unit multifamily rental housing development located at 1707-1717 East 61st Street in unincorporated Florence-Firestone; authorize the Executive Director or his designee to negotiate, execute, and if necessary amend or terminate all related documents and take all necessary actions for the issuance, sale, and delivery of the Bonds; find that adoption of a resolution authorizing the issuance, sale, and delivery of the Bonds is not subject to the California Environmental Quality Act (CEQA). (APPROVE)

11. Adopt Resolution Authorizing Issuance of Tax-Exempt Multi-Family Housing Mortgage Revenue Bonds for Multi-Family Housing in the City of West Hollywood (District 3)

Recommend that the Board of Commissioners adopt and instruct the Mayor to sign a Resolution, as required under Section 147(f) of the Internal Revenue Code of 1986, authorizing the issuance of tax-exempt Multifamily Housing Mortgage Revenue Bonds (Bonds) by the Housing Authority, in an aggregate amount not exceeding \$7,800,000, to assist West Hollywood Community Housing Corporation L.P. (Developer), in financing the acquisition, construction and development of Courtyard at La Brea, a 32-unit multifamily rental housing development to be located at 1145-1151 North La Brea Avenue in the City of West Hollywood; authorize the Executive Director or his designee to negotiate, execute, and if necessary amend or terminate all related documents and take all necessary actions for the issuance, sale, and delivery of the Bonds; find that adoption of a resolution authorizing the issuance, sale, and delivery of the Bonds is not subject to the California Environmental Quality Act (CEQA). (APPROVE)

12. Adopt Resolution Authorizing Issuance of Tax-Exempt Multi-Family Housing Mortgage Revenue Bonds for Multi-Family Housing in the City of San Fernando (District 3)

Recommend that the Board of Commissioners adopt and instruct the Mayor to sign a Resolution, as required under Section 147(f) of the Internal Revenue Code of 1986, authorizing the issuance of tax-exempt Multifamily Housing Mortgage Revenue Bonds (Bonds) by the Housing Authority, in an aggregate amount not exceeding \$4,400,000, to assist Mid Celis Apartments, L.P. (Developer), in financing the acquisition, construction and development of the Mid Celis Apartments a 20-unit multifamily rental housing development to be located at 1422 San Fernando Road in the City of San Fernando; authorize the Executive Director or his designee to negotiate, execute, and if necessary amend or terminate all related documents and take all necessary actions for the issuance, sale, and delivery of the Bonds; resolution authorizing the issuance, sale, and delivery of the Bonds is not subject to the California Environmental Quality Act (CEQA). (APPROVE)

13. Adopt Resolution Authorizing Issuance of Tax-Exempt Multi-family Housing Mortgage Revenue Bonds For Multi-family Housing in the City of San Fernando (District 3)

Recommend that the Board of Commissioners adopt and instruct the Mayor to sign a Resolution, as required under Section 147(f) of the Internal Revenue Code of 1986, authorizing the issuance of tax-exempt Multifamily Housing Mortgage Revenue Bonds (Bonds) by

the Housing Authority, in an aggregate amount not exceeding \$9,000,000, to assist San Fernando Community Housing L.P. (Developer), in financing the acquisition, construction and development of San Fernando Community Housing, a 62-unit multifamily rental housing development to be located at 131 and 134 Park Avenue and 130, 134 and 140 Jesse Street in the City of San Fernando; authorize the Executive Director or his designee to negotiate, execute, and if necessary amend or terminate all related documents and take all necessary actions for the issuance, sale, and delivery of the Bonds; find that adoption of a resolution authorizing the issuance, sale, and delivery of the Bonds is not subject to the California Environmental Quality Act (CEQA). (APPROVE)

14. Housing Commissioners may provide comments or suggestions for future Agenda items.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 2 Coral Circle in the City of Monterey Park. Access to the agenda and supporting documents is also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (323) 890-7424, or by e-mail at donna.delvalle@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES
MINUTES FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, September 28, 2011

The meeting was convened at the CDC Headquarters located at 2 S. Coral Circle, Monterey Park California.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Vice Chair Henry Porter at 12:07 p.m.

<u>ROLL CALL</u>	<u>Present</u>	<u>Absent</u>
Zella Knight, Chair		X
Henry Porter, Vice Chair	X	
Val Lerch	X	
Laurence Levin	X	
Alberta Parrish		X
Benita Pernell	X	
Hope Boonshaft		X

PARTIAL LIST OF STAFF PRESENT:

Sean Rogan, Executive Director
Emilio Salas, Deputy Executive Director
Maria Badrakhn, Director, Housing Management
Margarita Lares, Director, Assisted Housing
Harold J. Pierce, Director, Administrative Services

GUESTS PRESENT:

No guests were present.

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Levin, seconded by Commissioner Lerch, the Minutes of the Regular Meeting (as amended) of August 24, 2011, were approved.

Agenda Item No. 4 – Report of the Executive Director

Deputy Executive Director Emilio Salas reported the following:

Emilio Salas informed the Housing Commissioners that at the last meeting it was requested that the new Commissioners be given a copy of the Agency Plan as a reference. Due to the size of the plan, Mr. Salas stated that the Agency Plan is available online for review. A hard copy can be provided if requested.

Emilio Salas stated that a manager survey has been conducted at the sites and the information is submitted to HUD.

A presentation on bed bug information will be presented during today's meeting. Additional presentations have been given at housing developments, educating the residents on the awareness and treatment for bed bugs.

Emilio Salas stated that Luke Tate, Sr. HUD Policy Advisor for Neighborhood Revitalization Initiative visited Nueva Maravilla on September 21, 2011 to see how we have been able to incorporate several programs into one successful program by transforming targeted neighborhoods.

California State Association of Counties announced that the Growing Experience is receiving a merit award for the Urban Farm Program.

On October 4, 2011, the 2nd District will introduce a Board Motion to formally accept two grants for ROSS and FSS programs.

The Annual Plan cycle will begin in October with a meeting scheduled for the Public Housing Resident Council.

A new Tenant Commissioner has been identified and we will be submitting the information to the BOS for their review and appointment.

Agenda Item No. 5 - Public Comments

Bob Davis, Marina Manor resident informed the Housing Commissioners that the heaters at Marina Manor have not been working and that walkways have been flooded.

Maria Badrakhan responded that staff will look into Mr. Davis' concerns and report back to the Housing Commissioners at our next scheduled meeting.

Chauna Tauber, Marina Manor Resident stated that she had an infestation of bed bugs as well as an issue with rodent infestation.

Maria Badrakhn responded that staff will look into their concerns and report back to the Housing Commissioners at our next scheduled meeting.

Regular Agenda

On Motion by Commissioner Levin seconded by Commissioner Levin and Lerch, and unanimously carried, the following was approved by the Housing Commission. :

**APPROVE A CONSTRUCTION CONTRACT FOR ROOF REPLACEMENT
AT THE 107TH STREET HOUSING DEVELOPMENT
(DISTRICT 2) AGENDA ITEM NO. 7**

1. Recommend that the Board of Commissioners award and authorize the Executive Director or his designee to execute, amend, and if necessary, terminate a Contract and all related documents in the amount of \$114,212 with Western States Roofing and Construction, to complete roof replacement including all accessories and associated work at the 107th Street housing development, using Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2011-2012 budget.
2. Recommend that the Board of Commissioners authorize the Executive Director to approve Contract change orders not to exceed \$11,421 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel.
3. Recommend that the Board of Commissioners find that the approval of the Contract and the project is exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, for the reasons stated in this letter and in the record of the project.

On Motion by Commissioner Levin seconded by Commissioner Lerch and Levin, and unanimously carried, the following was approved by the Housing Commission. :

**APPROVE HEALTH PLANS
(ALL DISTRICTS) AGENDA ITEM NO. 8**

1. Recommend that the Board of Commissioners find that approval of the employee health plans for the 2012 calendar year is not subject to the provisions of the California Environmental Quality Act (CEQA) because the activities are not defined as a project under CEQA.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve the proposed premium

rates (Attachment A) for group medical plans provided by Anthem Blue Cross of California Health Maintenance Organization (HMO) and Preferred Provider Option (PPO) and Kaiser Health Plan (Kaiser), effective January 1, 2012.

3. Recommend that the Board of Commissioners approve the combined payment with the Community Development Commission of the employer-paid medical subsidy for the 2012 calendar year to Anthem Blue Cross of California and Kaiser, at an estimated cost not to exceed \$495,000.
4. Recommend that the Board of Commissioners authorize the Housing Authority to fund all health plan costs using funds included in the approved Fiscal Year 2011-12 budget and funds to be approved through the annual budget process for Fiscal Year 2012-13, as needed.

On Motion by Commissioner Levin seconded by Commissioner Levin and Lerch, and unanimously carried, the following was approved by the Housing Commission. :

ADOPT A RESOLUTION ACCEPTING THE VOLUNTARY TRANSFER OF HOUSING CHOICE VOUCHERS FROM THE HOUSING AUTHORITY OF THE CITY OF WEST HOLLYWOOD TO THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES (ALL DISTRICTS) AGENDA ITEM NO. 9

1. Recommend that the Board of Commissioners find that the transfer of Section 8 Housing Choice Vouchers is not subject to the provisions of the California Environment Quality Act (CEQA) because the action is not defined as a project under CEQA.
2. Recommend that the Board of Commissioners adopt and instruct the Mayor to sign a resolution indicating agreement to the proposed voluntary transfer of Section 8 Housing Choice Vouchers and corresponding budget authority from West Hollywood to HACoLA; and authorize the Executive Director to submit the resolution and all related documents to the U.S. Department of Housing and Urban Development (HUD).

Agenda Item No. 10 – Housing Commissioner Comments and Recommendations for Future Agenda Items

Commissioner Pernell stated that she had no comments at this time.

Commissioner Levin thanked and congratulated staff for their presentation.

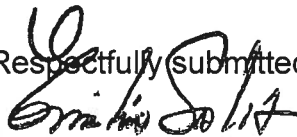
Commissioner Lerch stated that he had no comments at this time.

Commissioner Porter inquired if Marina Manor resident, Bob Davis received a response in regard to his concerns from the last meeting.

Emilio Salas responded, yes, Mr. Davis concerns have been addressed in a correspondence sent to him by Housing Management staff.

On Motion by Commissioner Levin the Regular Meeting of September 28, 2011, was adjourned at 1:47 pm.

Respectfully submitted,



SEAN ROGAN
Executive Director
Secretary –Treasurer

Housing Authority - County of Los Angeles

FOR YOUR INFORMATION ONLY

November 16, 2011

TO: Housing Commissioners

FROM: Margarita Lares, Director, Assisted Housing Division

RE: **FSS PROGRAM UPDATE - OCTOBER 2011**

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Public Housing residents and Housing Choice Voucher Program participants achieve economic independence and self-sufficiency.

Activities		
RECRUITMENT	8	Applications Received
	5	Applications Sent
ENROLLMENTS	6	New FSS Participants
TERMINATIONS	4	Participant Terminated from FSS for failure to complete Contract Goals
MEETINGS	1	Hub Cities Partnership Bi-monthly meeting
WORKSHOPS		
Program Presentations	1	Program Presentation at Hub Cities Partnership meeting
Money Smart Workshop	3	Disseminated Credit Repair Informational Packets
	6	Disseminated Budget Informational Packets
REFERRALS		
	27	Job referral from the employment network job board
	9	WorkSource Center employment workshops and job fairs
	2	Home Ownership Program
GRADUATIONS	3	Pending requests for graduation

If you have any questions, please feel free to contact me at (562) 347-4837.

ML:AS:CL:dt

FAMILY SELF-SUFFICIENCY (FSS) REPORT SUPPLEMENT

Listed below are descriptions of frequently used language in the monthly FSS Report.

1. **SASSFA**-Acronym for Southeast Area Social Services Funding Authority. They oversee all the funding for Worksource Centers, who provide job training, job placement, and skill assessment. We have a partnership with them, which in turn benefits our clients by providing services that we would not be able to provide on our own. There are about 75 Worksource Centers located in Southern California.
2. **The Employment Network Job Board** is located in the Family Self-Sufficiency department of the Assisted Housing Division located at 12131 Telegraph Road, Santa Fe Springs, CA and is a compilation of job leads, job requests and training information supplied by our various partnered agencies and is updated on a bi-weekly basis. The network board may also include referrals to other types of services, such as job fairs, resume preparation or social services. All these resources are shared with FSS participants.
3. **Emergency Transportation Assistance** refers to bus tokens issued by FSS staff to FSS participants who are having short term transportation problems. This would include those who have started a new job and need transportation assistance until they receive a pay check; those who need assistance in order to get to a job interview; those who are starting school and may not have been able to make arrangements to carpool prior to enrollment; those who have had a temporary transportation emergency, such as a automobile accident or auto break down. Part of this assistance may also include referrals to other agencies which may have bus tokens or passes available.

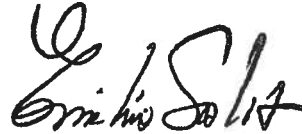
Housing Authority - County of Los Angeles

FOR YOUR INFORMATION ONLY

November 16, 2011

TO: Housing Commissioners

FROM: Emilio Salas, Deputy Executive Director



**SUBJECT: STATUS OF THE AMERICAN RECOVERY AND REINVESTMENT ACT
OF 2009 HOMELESSNESS PREVENTION AND RAPID RE-HOUSING
PROGRAM (HPRP)**

The Homelessness Prevention and Rapid Re-Housing Program (HPRP) is a collaborative effort among the Community Development Commission-Community Development Block Grant Division (CDC-CDBG), the County's Chief Executive Office, implementing County Departments, local Non-Profit Organizations, and the Los Angeles Homeless Services Authority (LAHSA).

Actions since the last report include the following:

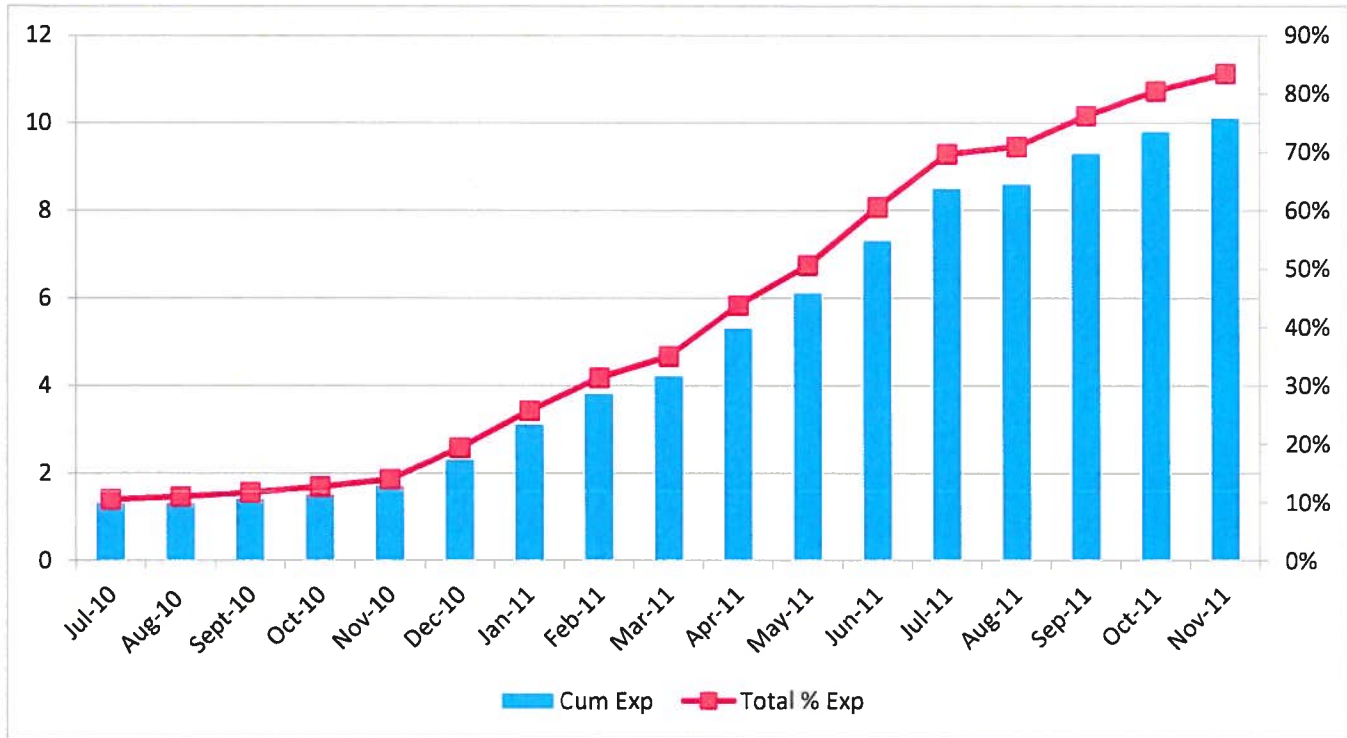
- As of November 7, 2011, \$10,182,220.24 (83.48%) of the \$12,197,108 budget has been expended (see attached chart).
- As of October 31, 2011, 1,860 households have been served.
- On November 8, 2011, the monthly partner meeting was conducted. Partners were reminded that the HPRP grant is scheduled to end on August 18, 2012 and that we will share HUD's guidance on the close-out process once it is received.
- On December 30, 2011, the contracts with our three (3) non-profit partners, People Assisting the Homeless, Union Station Homeless Services, and Volunteers of America, Los Angeles, will end. They will be given a 60-day financial close-out period.

TG:AC:ec

H:\TG\ARRA\ARRA Status Reports For HPRP (As of November 2011).docx

Attachment

HPRP CUMULATIVE EXPENDITURES, IN MILLIONS (As of November 7, 2011)



Month	Cum Exp	Total % Exp
Jul-10	\$ 1,258,444.73	10.49%
Aug-10	\$ 1,302,795.89	10.99%
Sept-10	\$ 1,424,267.03	11.68%
Oct-10	\$ 1,548,014.88	12.69%
Nov-10	\$ 1,703,129.97	13.96%
Dec-10	\$ 2,363,254.90	19.38%
Jan-11	\$ 3,137,110.79	25.72%
Feb-11	\$ 3,825,665.90	31.37%
Mar-11	\$ 4,274,043.56	35.04%
Apr-11	\$ 5,340,295.92	43.78%
May-11	\$ 6,179,581.90	50.66%
Jun-11	\$ 7,395,617.17	60.63%
Jul-11	\$ 8,503,153.25	69.71%
Aug-11	\$ 8,655,580.90	70.96%
Sep-11	\$ 9,300,711.68	76.25%
Oct-11	\$ 9,814,782.24	80.47%
Nov-11	\$ 10,182,220.24	83.48%

FOR YOUR INFORMATION ONLY

November 16, 2011

TO: Housing Commissioners
FROM: Emilio Salas, Deputy Executive Director



SUBJECT: STATUS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT-RECOVERY (CDBG-R) PROGRAM, FUNDED BY THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 (ARRA)

The Community Development Block Grant (CDBG) Division is closely monitoring CDBG-R subrecipients to ensure that they spend all of their allocated funds by June 30, 2012.

We are currently pacing at an appropriate level: as of November 8, 2011, \$6,457,348.14 (80%) of the total \$8,070,800.65 under contract has been expended. To ensure that subrecipients meet all of the aforementioned grant requirements, we continue to closely monitor their performance. Following are major actions taken since the last report:

- To date, 49 (75%) of the 65 projects are completed. Some of these were completed below budget, and the excess undisbursed funds were recaptured and reallocated to other existing well-performing CDBG-R activities.
- In order to fully expend the grant funds, as projects are completed and closed out, we will continue to reallocate remaining undisbursed funds to other ongoing CDBG or CDBG-R projects that can use the additional funding, and that are in full compliance with the grant requirements.
- CDBG staff is closely monitoring low-performing agencies and providing them with requisite technical assistance to ensure that they adhere to their required corrective actions which include: (a) submittal of any delinquent reimbursement requests; and (b) adherence to the project implementation and expenditure target dates stated in their action plans.

TG:AC:ec

H://TG/ARRA/ARRA Status Report For CDBG-R (As of November 2011)

Community Development Commission

FOR YOUR INFORMATION ONLY

October 31, 2011

TO: Each Supervisor

FROM: Sean Rogan, Executive Director



SUBJECT: UPDATE ON THE PURSUIT AND IMPLEMENTATION OF FUNDING MADE AVAILABLE IN H.R. 1, THE AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) OF 2009

On March 31, 2009, the Board of Supervisors (Board) requested that the Community Development Commission/Housing Authority of the County of Los Angeles (CDC/HACoLA) report on the efforts to apply for, or take the necessary steps to accept, each category of funding contained within ARRA that the CDC/HACoLA is eligible to receive, either by formula or by competitive grant application. In all, the CDC/HACoLA was awarded \$33,603,148 of the \$114,312,431 applied for.

Funding Awarded

PUBLIC HOUSING CAPITAL FUND (CF)

Funding Amount: \$7,401,512 (by formula)

Award of Funds: On March 31, 2009, the Board of Commissioners approved a motion to accept the grant funds, and funding became available to the HACoLA on May 14, 2009.

Use of Funds: The funds are being used for security improvements, energy efficiency work measures, preventive maintenance, and general improvements at 12 public housing developments comprised of 2,500 public housing units. As a direct result of CF formula activities, the HACoLA has reported a total of 73 full-time equivalent jobs (that were created or retained) through the 4th Quarter of Program Year (PY) 2010-2011 to FederalReporting.gov.

Expenditure Levels: As of October 17, 2011, the HACoLA had expended \$7,401,512 of the \$7,401,512 obligated.

Provisions: The HACoLA must obligate 100% of the funds within 1 year, expend 60% of the funds in 2 years, and complete 100% of the fund expenditures in 3 years. The HACoLA has met the mandatory obligation deadline and has expended 100% of the grant.

Funding Amount: \$5,924,000 (Applied for \$22,399,000 by competition.)

Award of Funds: On June 22, 2009, the HACoLA applied for \$16,475,000 in funding for improvements addressing the needs of the elderly and/or people with disabilities and public housing transformation. Additionally, on July 21, 2009, the HACoLA applied for \$5,924,000 in funding for energy efficient/green community projects.

Use of Funds: The HACoLA was only awarded funding in the 'Creation of an Energy Efficient Green Community' category in the amount of \$5,924,000. Funds were granted on September 29, 2009, and are being used at the Nueva Maravilla housing development to reduce energy costs, generate resident and HACoLA energy savings, and reduce greenhouse gas emissions attributable to energy consumption. A total of 28 full-time

equivalent jobs were created or retained through the 4th Quarter PY 2010-2011 and have been reported to FederalReporting.gov.

Expenditure Levels: On December 1, 2009, the Board approved the acceptance of the funds. As of October 17, 2011, the HACoLA had expended \$4,045,986 of the \$5,924,000 obligated.

Provisions: The HACoLA must obligate 100% of the funds within 1 year of the date in which funds become available for contracts. The U.S. Department of Housing and Urban Development (HUD) requires the HACoLA to use at least 60% of the funds within 2 years and 100% of the funds within 3 years. The HACoLA has met the mandatory obligation deadline.

COMMUNITY DEVELOPMENT BLOCK GRANT-RECOVERY (CDBG-R)

Funding Amount: \$8,080,528 (by formula)

Award of Funds: The CDC submitted an amendment to the CDBG PY 2008 Action Plan (as required by ARRA) on June 5, 2009, after receiving approval from the Board on June 2, 2009. The CDC received the CDBG-R Grant Agreements on August 26, 2009.

Use of Funds: The CDC worked with the agencies affected by CDBG/ARRA regulations and submitted a final list of projects for approval to HUD on August 13, 2009, and the Board on August 18, 2009. Both HUD and the Board approved the list for the CDC's CDBG-R Program. Project activities include public improvements, housing rehabilitation, economic development, public services, and administration. During the 1st Quarter of Fiscal Year 2011-2012, the following activities were accomplished: completed rehabilitation of 19 housing units, provided economic development grants to 2 businesses serving an area with 43,594 residents, and implemented 1 public service activity providing job training directly to 3 people. In all, a total of 1,360 jobs have been created or retained, which corresponds to 130.26 full-time equivalent positions to date.

The CDC has recaptured and reallocated funds for lack of expenditure or progress on projects. Funds were reprogrammed into existing CDBG-R activities that were in need of additional funding.

Expenditure Levels: As of October 19, 2011, the CDC had expended \$6,242,607.

Provisions: The CDC must use all CDBG-R funds by September 30, 2012.

HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP)

Funding Amount: \$12,197,108 (by formula)

Award of Funds: The CDC submitted a completed application to HUD on May 18, 2009, which was subsequently approved the following June. Trainings on reporting, program monitoring, and general implementation were held for the applicable County Departments on August 19, 2009, and the CDC received the HPRP Grant Agreements on August 20, 2009.

Use of Funds: Implementation of HPRP began on October 1, 2009; and the Departments of Public Social Services, Consumer Affairs, Community and Senior Services, and the Los Angeles Homeless Services Authority (LAHSA) have been working collaboratively to deliver assistance to those in need. In addition, Neighborhood Legal Services began offering legal

assistance and representation to persons and families with unlawful detainees on November 1, 2009.

On August 31, 2010, the Board of Commissioners gave approval for 3 non-profit organizations (People Assisting the Homeless, Volunteers of America, and Union Station Homeless Services) to receive funding to provide HPRP services, and added 19 previously unserved cities that did not receive Federal or State HPRP funds within the County. We continue to provide training and guidance to County Departments and non-profit staff for consistent service delivery to those in need. We are actively monitoring the progress of these activities to ensure compliance with the requirements. Contract amendments to allow for time extensions to December 31, 2011, were processed to allow for the full expenditure of grant funds.

The HPRP workgroup meets monthly to communicate concerns, provide updates, and to problem solve in order to maintain progress with the program. All service providers, except for the Department of Public Social Services-Transition Age Youth programs, are no longer taking new clients given the current number of participants being subsidized and cases managed. We have begun to wind down the program. A Tenant Resources Pamphlet was developed by the Department of Consumer Affairs to assist persons and families still facing housing challenges as the program ends. We have also updated the Los Angeles County Housing Resource Center website to reflect the County HPRP's pending closure.

The number of clients assisted continues to increase. From program start through September 30, 2011, 1,858 households have been assisted; these numbers are based on the data entered into the Homeless Management Information System (HMIS) on the number of people served. Further, from program start, a total of 1,199 jobs have been created or retained, which corresponds to 211.29 full-time equivalent positions as of the 1st Quarter of PY 2011-2012.

Expenditure Levels: As of October 19, 2011, the CDC had expended \$9,882,019, or 81.02%, of the total funding. We met the 60% expenditure requirement 2 months in advance of the August 18, 2011 deadline. We expect the program to be complete by December 31, 2011.

Provisions: HUD requires that 60% of the funds be used by August 18, 2011 and 100% by August 1, 2012.

Unsuccessful Grant Applications

GREEN RETROFIT PROGRAM FOR MULTIFAMILY HOUSING

Funding Amount: Applied for \$2,260,000 by competition.

Award of Funds: The HACoLA submitted applications for the Kings Road and Lancaster Homes Housing Developments on June 15, 2009. The HACoLA did not receive this grant.

Use of Funds: Had the HACoLA been awarded, the funds would have been used for the modernization and rehabilitation of the Kings Road and Lancaster Homes developments.

Each Supervisor
October 31, 2011
Page 4

**JUVENILE JUSTICE AND CRIME PREVENTION ACT PROGRAM (JJCPA)/EDWARD BYRNE MEMORIAL
COMPETITIVE GRANT PROGRAM**

Funding Amount: Applied for \$974,283 by competition.

Award of Funds: The CDC submitted an application on April 27, 2009. The CDC did not receive this grant.

Use of Funds: Had the CDC been awarded, the funds would have been used to support existing JJCPA programs.

NEIGHBORHOOD STABILIZATION PROGRAM 2 (NSP2)

Funding Amount: Applied for \$61,000,000 by competition.

Use of Funds: Had the CDC been awarded, the funds would have been used to supplement the NSP1 program, which includes the HERO program and Rental Infill Sites activities for tenants below 50% of the area median income (AMI).

If you have any questions, please contact me at (323) 890-7400, or Terry Gonzalez, Director, CDBG Division, at (323) 890-7150.

SR\TG\SH\nm

K:\CDBG COMMON\IGR-PI\ARRA Board Memo\2011\October '11 ARRA Memo.doc

Attachment

c: Each Deputy

Brence Culp, Chief Deputy Chief Executive Officer, Chief Executive Office
Ellen Sandt, Deputy Chief Executive Officer, Chief Executive Office
Kathy House, Assistant Chief Executive Officer, Chief Executive Office
Sachi A. Hamai, Executive Officer/Clerk Board of Supervisors
Lisa Rizzo, Principal Analyst, Chief Executive Office
Scott Wiles, Special Assistant, Chief Executive Office
Libby Boyce, Homeless Services Coordinator, Chief Executive Office

The CDC/HACoLA American Recovery and Reinvestment Act of 2009 (ARRA) Final Award Amounts					
	ARRA GRANT OPPORTUNITY	FUNDING AGENCY	FORMULA AMOUNT/ \$ APPLIED FOR	AMOUNT AWARDED	GRANT AGREEMENT*
1	Capital Fund (formula)	HUD	\$7,401,512	\$7,401,512	Yes
2	Capital Fund (competitive) - Disabilities Category	HUD	\$9,235,000	Did Not Receive	No
3	Capital Fund (competitive) - PH Transformation	HUD	\$7,240,000	Did Not Receive	No
4	Capital Fund (competitive) - Green Technology	HUD	\$5,924,000	\$5,924,000	Yes
5	Community Development Block Grant - Recovery	HUD	\$8,080,528	\$8,080,528	Yes
6	Neighborhood Stabilization Program 2	HUD	\$61,000,000	Did Not Receive	No
7	Homeless Prevention and Rapid Re-Housing Program	HUD	\$12,197,108	\$12,197,108	Yes
8	Green Retrofit Program for Multifamily Housing	HUD	\$2,260,000	Did Not Receive	No
9	Edward Byrne Memorial Competitive Grant	DOJ	\$974,283	Did Not Receive	No
Total Awarded Under ARRA			\$33,603,148		

*Grant Agreement Received – Funds available for drawdown at U.S. Treasury.



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

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Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan

Executive Director

November 16, 2011

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 S Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**CONCURRENCE TO APPROVE THE SUBMISSION OF AN URBAN GREENING
GRANT APPLICATION FOR THE GROWING EXPERIENCE AT THE CARMELITOS
HOUSING DEVELOPMENT
(DISTRICT 4)**

SUBJECT

This letter recommends the submission of an Urban Greening Grant application to the State of California Strategic Growth Council for up to \$75,000 in grant funds made available under the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84). The grant will be used to fund enhancements to the Growing Experience community garden at the Carmelitos housing development, located in the City of Long Beach.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Concur with the Board of Commissioners action and adopt and instruct the Mayor to sign a Resolution approving the Urban Greening Grant application for submission to the State of California Strategic Growth Council, and authorize the Executive Director or his designee to take any and all actions required for the implementation of the Urban Greening Grant.
2. Concur with the Board of Commissioners action and authorize the Executive Director to accept and incorporate, if awarded, up to \$75,000 in funds provided through the Urban Greening Grant into the Housing Authority's approved Fiscal Year 2011-2012 budget.

3. Concur with the Board of Commissioners action and find that the submission of a grant application is exempt from the provisions of the California Environmental Quality Act (CEQA).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to authorize the submission of an Urban Greening Grant application to be funded by Proposition 84 through the State of California Strategic Growth Council for the Growing Experience community garden at the Carmelitos housing development.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. If awarded, up to \$75,000 in Proposition 84 funds will be incorporated into the Housing Authority's approved Fiscal Year 2011-2012 budget. Funds will be released from the State of California Strategic Growth Council on a reimbursement basis.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Growing Experience at the Carmelitos housing development consists of an award winning 7-acre urban farm and community garden. The Housing Authority has developed this parcel to include a community garden with 60 individual raised plots, a commercial greenhouse, and approximately 4.5 acres of sustainable crop production. The Growing Experience provides skills development in green careers including urban agricultural related enterprises and drought-tolerant landscaping. The Growing Experience also operates a Community Supported Agriculture program that provides sustainably grown fruits and vegetables to Carmelitos and neighboring residents at a minimal cost.

The proposed Urban Greening Grant will allow the Growing Experience to create a quarter-acre demonstration "Food Forest." This "Food Forest" will grow drought-tolerant and nutritious fruits and vegetables in a manner similar to a natural forest. Rather than utilizing water-intensive growing methods, the "Food Forest" allows fruits and vegetables to grow naturally and with minimal maintenance once planted. The "Food Forest" will complement the goals of the Growing Experience by serving as a community resource for education, fresh produce and expansion of green space. During educational tours, the produce grown at the "Food Forest" will be made available to the community.

ENVIRONMENTAL DOCUMENTATION

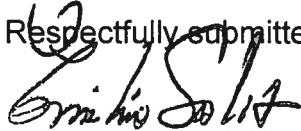
These activities are exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15301, because they do not have the potential for causing a significant effect on the environment.

Honorable Housing Commissioners
October 26, 2011
Page 3

IMPACT ON CURRENT PROJECT

If awarded, the Urban Greening Grant will enhance a quarter-acre of the Growing Experience with a "Food Forest." The "Food Forest", while providing open green space, fruit and vegetables to local community members, will also provide opportunities for recreational and community social interaction. These improvements will serve to further enhance the lives of Housing Authority residents and the surrounding community.

Respectfully submitted,



SEAN ROGAN
Executive Director



Enclosures

RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES APPROVING
THE APPLICATION FOR GRANT FUNDS FOR THE URBAN GREENING GRANT
PROGRAM UNDER THE SAFE DRINKING WATER, WATER QUALITY AND SUPPLY,
FLOOD CONTROL, RIVER AND COASTAL PROTECTION BOND ACT OF 2006
(PROPOSITION 84)

WHEREAS, the Legislature and Governor of the State of California have provided funds for the Urban Greening Grant program; and

WHEREAS, the Strategic Growth Council has been delegated the responsibility of the administration of this grant program, establishing necessary procedures; and

WHEREAS, said procedures established by the Strategic Growth Council require a resolution certifying the approval of application(s) by the Applicant's governing board before submission of said application(s) to the State; and

WHEREAS, the applicant, if selected, will enter into an agreement with the State of California to carry out the Project;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Los Angeles (Housing Authority) does hereby:

1. Approve the filing of an application for the Growing Experience at the Carmelitos housing development in Long Beach;
2. Certify that the Housing Authority understands the assurances and certification in the application; and
3. Certify that the Housing Authority will have sufficient funds to operate and maintain the project consistent with the land tenure requirements; or will secure the resources to do so; and
4. Certify that the Housing Authority will comply with the provision of Section 1771.8 of the State Labor Code regarding payment of prevailing wages on Projects awarded Proposition 84 Funds; and
5. If applicable, certify that the project will comply with any laws and regulations including, but not limited to, legal requirements for building codes, healthy and safety codes, disabled access laws, environmental laws and, that prior to commencement of construction, all applicable permits will have been obtained; and

6. Certify that the Housing Authority will work towards the Governor's State Planning Priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety as included in Government Code Section 65041.1; and
7. Appoint the Executive Director of the Housing Authority, or designee, as agent to conduct all negotiations, execute and submit all documents including, but not limited to applications, agreements, payment requests and so on, which may be necessary for the completion of the aforementioned project(s).

APPROVED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles on this ____ day of _____, 2011.

ATTEST:

SACHI A. HAMAI
Executive Officer-Clerk of the
Board of Commissioners

MAYOR MICHAEL D. ANTONOVICH
Chairman of the Board of Commissioners

By: _____
Deputy

By: _____

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By: _____
Deputy



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office
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Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

November 16, 2011

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 S Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**AWARD A CONTRACT TO HD SUPPLY FACILITIES MAINTENANCE TO PROVIDE
BUILDING MATERIAL AND SUPPLIES TO THE HOUSING AUTHORITY
(ALL DISTRICTS)**

SUBJECT

This letter recommends award of a contract to HD Supply Facilities Maintenance to provide building material and supplies to the Housing Authority.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute, amend, and if necessary, terminate a one-year Contract with HD Supply Facilities Maintenance, to provide building material and supplies to the Housing Authority, using up to \$740,000, plus up to \$74,000 (10%) for contingency, in Housing Authority program funds.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to incorporate up to \$740,000, as needed, into the Housing Authority's Fiscal Year 2011-2012 approved budget.
3. Recommend that the Board of Commissioners authorize the Executive Director or his designee to extend the time of performance for up to two additional years, in one-year increments, at an annual cost of \$440,000 plus 10% contingency, using Housing Authority program funds to be approved through the Housing Authority's annual budget process.
4. Recommend that the Board of Commissioners find that the approval of the Contract is exempt from the provisions of the California Environmental Quality Act (CEQA).



PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to provide building material and supplies for the maintenance of the Housing Authority's housing developments throughout Los Angeles County. These commodities may be needed for regular maintenance or on an emergency basis, to maintain the safety and well being of residents and employees.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund.

The Contract will be funded with a total of \$740,000 in Housing Authority Operating Funds to be incorporated into the Housing Authority's Fiscal Year 2011-2012 approved budget. A 10% contingency of \$74,000 is being set aside for unforeseen costs.

The Contract may be extended for up to two additional years, in one-year increments, at an annual cost of \$440,000 plus a 10% contingency of \$44,000. Funds for future years will be requested through the annual budget approval process.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Contract is subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the Greater Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles.

CONTRACTING PROCESS

The Housing Authority utilized the procurement conducted for Contract No. SERIAL #11019-RFP between the County of Maricopa and HD Supply Facilities Maintenance, which is made available to public agencies nationwide through U.S. Communities, a governmental purchasing alliance.

ENVIRONMENTAL DOCUMENTATION

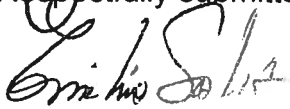
Pursuant to Title 24 of the Code of Federal Regulations, Section 58.35 (b) (3), this action is Categorically Excluded from the National Environmental Policy Act because it involves maintenance activities that will not alter existing environmental conditions. The action is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15301 because it does not have the potential for causing a significant effect on the environment.

Honorable Housing Commissioners
November 16, 2011
Page 3

IMPACT ON CURRENT PROJECT

The proposed Contract will provide building material and supplies for the Housing Authority's housing developments.

Respectfully submitted,



SEAN ROGAN
Executive Director





**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

November 16, 2011

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 S Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**AWARD A CONSTRUCTION CONTRACT TO M.L. CONSTRUCTION
FOR ELEVATOR MODERNIZATION AT THE
FOOTHILL VILLA SENIOR HOUSING DEVELOPMENT
(DISTRICT 5)**

SUBJECT

This letter recommends award of a Construction Contract (Contract) to M.L. Construction, to complete the modernization of three existing elevators and associated work at the Foothill Villa senior housing development, located at 2423 Foothill Boulevard in unincorporated La Crescenta.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute, amend, and if necessary, terminate a Contract in the amount of \$603,565 to M.L. Construction, to modernize three existing elevators at the Foothill Villa senior housing development, using Capital Fund Program funds included in the Housing Authority's approved Fiscal Year 2011-2012 budget.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to approve Contract change orders not to exceed \$120,713 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel.
3. Recommend that the Board of Commissioners find that the award of the Contract is exempt from the provisions of the California Environmental Quality Act (CEQA).



PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to award a Contract for the modernization of three existing elevators, including electrical work, plumbing, waterproofing, fire alarm, fire sprinklers, drywall, painting, and associated work at the 62-unit Foothill Villa senior housing development.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The Housing Authority will fund the improvements with up to \$603,565 in Capital Fund Program funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2011-2012 budget.

A 20% contingency in the amount of \$120,713 is also being set aside for unforeseen costs, using the same source of funds. This contingency is recommended because elevator modernization often involves unforeseen conditions that extend further than initially identified in the scope of work.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The improvements are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, M.L. Construction will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

ENVIRONMENTAL DOCUMENTATION

Pursuant to 24 Code of Federal Regulation, Part 58, Section 58.35 (a) (3)(ii), this project is excluded from the National Environmental Policy Act (NEPA), because it involves activities that will not alter existing environmental conditions. It is categorically exempt from the provisions of CEQA. The project, modernization of three existing elevators, including electrical work, plumbing, waterproofing, fire alarm, fire sprinklers, drywall, painting, and associated work, is within a class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 of the CEQA Guidelines and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project record.

Honorable Housing Commissioners
November 16, 2011
Page 3

CONTRACTING PROCESS

On July 20, 2011, the Housing Authority initiated an outreach to identify a contractor to complete the work at the subject property. Invitations for Bids were mailed to 737 contractors identified from the Housing Authority's vendor list. Advertisements also appeared in one newspaper and on the County Web Site. Six bid packages were requested and distributed.

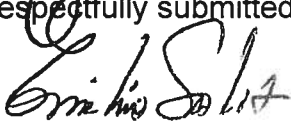
On August 16, 2011, two bids were received and formally opened. The lowest bidder, W.E. Construction, did not meet the minimum mandatory requirements regarding experience for the project. The second lowest bidder, M.L. Construction, was determined to be the most responsive and responsible and is being recommended for the Contract award.

The Summary of Outreach Activities is provided as Attachment A.

IMPACT ON CURRENT PROJECT

The award of the Contract will modernize the three existing elevators at the Foothill Villa senior housing development to comply with the Americans with Disabilities Act, allowing the Housing Authority to continue providing residents with decent and safe housing.

Respectfully submitted,



 SEAN ROGAN
Executive Director

Enclosures

ATTACHMENT A

Summary of Outreach Activities Foothill Villa Senior Housing Development Elevator Modernization

Construction Contract to complete the modernization of three existing elevators and associated work to comply with the Americans with Disabilities Act at the Foothill Villa senior housing development in unincorporated La Crescenta.

On July 20, 2011, the following outreach was initiated to identify a contractor to complete the modernization of three existing elevators and at the Foothill Villa seniors housing development located at 2423 Foothill Boulevard, La Crescenta 91214.

A. Newspaper Advertising

Announcements appeared in the following local newspaper:

Dodge Construction News/Green Sheet

An announcement was also posted on the County Web Site.

B. Distribution of Bid Packages

The Housing Authority's vendor list was used to mail out Invitations for Bids to 737 contractors, of which 445 identified themselves as businesses owned by minorities or women (private firms which are 60 percent owned by minorities or women, or publicly-owned businesses in which 56 percent of the stock is owned by minorities or women). As a result of the outreach, six packages were requested and distributed.

C. Pre-Bid Conference and Site Walk

On July 20, 2011, a mandatory pre-bid conference and site walk was conducted. Eleven firms were in attendance.

D. Bid Results

On August 16, 2011, a total of two bids were received and publicly opened.

The bid result was as follows:

<u>Company</u>	<u>Bid Amount</u>
W.E. Construction Inc.*	\$558,790.00
M.L. Construction.	\$603,565.00
Architect's estimate	\$548,659.00

A review of the bid determined that W.E. Construction Inc., the lowest bidder, failed to meet the minimum mandatory requirements regarding experience for the project. The second lowest bidder, M.L. Construction, was determined to be the lowest responsive and responsible and is being recommended for the Contract award.

E. Minority/Female Participation – Selected Contractor

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
M.L. Construction	Non-Minority	Total: 18 3 minorities 1 woman 17% minorities 2% women
Superior Alliance Elevator Corp. (Elevator Sub-contractor)	Non-Minority	Total: 14 4 minorities 2 women 28% minorities 14% women
GML Electric Co. (Electrical Sub-contractor)	Non-Minority	Total: 8 3 minorities 1 woman 37% minorities 12% women
Jam Corporation. (Fire Alarm Sub-contractor)	Non-Minority	Total: 79 21 minorities 9 women 26% minorities 11% women

Kron Heating & AC
(HVAC Sub-contractor)

Non-Minority

Total: 9
2 minorities
1 woman
22% minorities
11% women

F. Minority/Women Participation - Firms Not Selected

Name

Ownership

Employees

W.E. Construction Inc.

Minority

Total: 7
7 minorities
0 women
100% minorities
0% women

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of the contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.

ATTACHMENT B

Contract Summary

Project Name: Foothill Villa Senior Housing Development Elevator Modernization
Location: 2423 Foothill Blvd., La Crescenta, CA 91214
Bid Number: CDC-11-074
Bid Date: August 16, 2011
Contractor: M.L. Construction.
Services: Modernization of three existing elevators and all associated work.
Contract Documents: Part A – Instructions to Bidders and General Conditions; Part B – Specifications; Part C – Bidder's Documents, Representations, Certifications, Bid, and Other Statements of Bidder; all addenda to the Contract Documents.

Notice to Proceed and Completion: The work to be performed under this Construction Contract shall be commenced within ten (10) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within three hundred (300) calendar days following the required commencement date.

Liquidated Damages: In the event of breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the Housing Authority the sum of **Five Hundred Dollars and Zero Cents (\$500.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

Contract Sum: The Housing Authority shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **Six Hundred Three Thousand Five Hundred Sixty Five Dollars and Zero Cents (\$603,565)**. The Contract Sum is not subject to escalation, includes all labor and material increases anticipated throughout the duration of this Construction Contract.

Contract Contingency: **\$120,713**

Foothill Villa Senior Elevators



(1) Foothill Villa Senior . Building A has one (1) elevator in the front of the building and one (1) elevator in the rear. Building B has one (1) elevator.

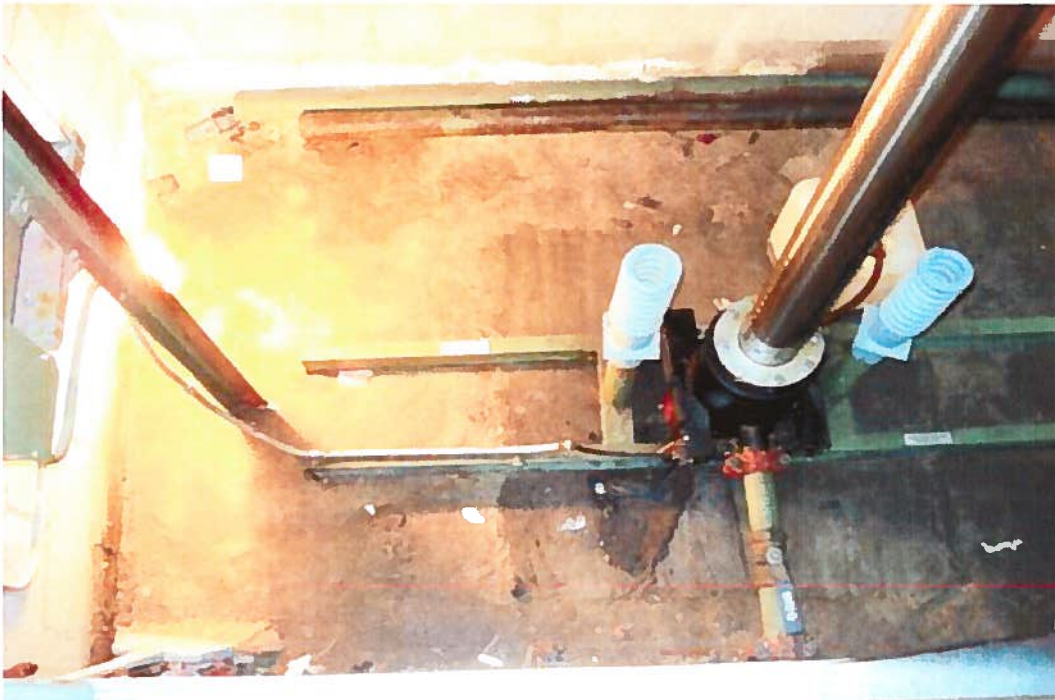


(2)New elevator controls and wall finishes

Foothill Villa Senior Elevators



(3) The hoistway wall shows signs of water damage due to roof deterioration. The elevator roof areas are part of the project.



(4) The elevator pit wall shows signs of water and oil spillage. Waterproofing pits is part of the project.



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Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

November 16, 2011

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 S Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**AWARD A CONSTRUCTION CONTRACT TO OMEGA CONSTRUCTION COMPANY
INC. FOR WINDOW REPLACEMENT AND INSULATION IMPROVEMENTS AT THE
QUARTZ HILL I AND II HOUSING DEVELOPMENTS
(DISTRICT 5)**

SUBJECT

This letter recommends award of a Construction Contract (Contract) to Omega Construction Company Inc., to install new windows, attic insulation improvements and associated work at the Quartz Hill I and II housing developments, located at 5028 West Avenue L-12 and 42051 51st Street in unincorporated Quartz Hill.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners approve and authorize the Executive Director or his designee to execute, amend and if necessary, terminate a Contract in the amount of \$108,688 to Omega Construction Company Inc., to complete the window replacement, attic insulation improvements and associated work at the Quartz Hill I and II housing developments, using Community Development Block Grant (CDBG) funds included in the Housing Authority's Fiscal Year 2011-2012 approved budget.
2. Recommend that the Board of Commissioners authorize the Executive Director to approve Contract change orders not to exceed \$10,868 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel.



3. Recommend that the Board of Commissioners find that the approval of the Contract is exempt from the provisions of the California Environmental Quality Act (CEQA).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to award a Contract to install new windows, attic insulation improvements and associated work at the Quartz Hill I and II housing developments.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The Housing Authority will fund the improvements with up to \$108,688 in CDBG funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2011-2012 budget. A 10% contingency, in the amount of \$10,868 is being set aside for unforeseen costs, using the same source of funds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The scope of work for the window replacement and attic insulation project includes installation of new windows and the equivalent of R-30 insulation in the attics at the 40 housing units at Quartz Hill I and II.

The improvements are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, Omega Construction Company will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

CONTRACTING PROCESS

On September 2, 2011, the Housing Authority initiated an outreach to identify a contractor to complete the work at the subject property. Invitations for Bids were electronically sent to all 395 Class B licensed contractors identified from the Community Development Commission's vendor list. Advertisements also appeared the Los Angeles Times newspaper and on the County WebVen website.

On September 29, 2011, seven bids were received and formally opened. The lowest bidder, Omega Construction Company Inc., was determined to be the most responsive and responsible and is being recommended for the Contract award.

The Summary of the Outreach Activities is provided as Attachment A.

ENVIRONMENTAL DOCUMENTATION

Pursuant to Title 24 of the Code of Federal Regulations, Section 58.35 (a)(3)(ii), this action is excluded from the National Environmental Policy Act (NEPA) because it involves activities that will not alter existing environmental conditions. The project, installation of new windows, attic insulation improvements and associated work, is within a class of projects that has been determined not to have a significant effect on the environment in that it meets the criteria set forth in Section 15301 of the CEQA Guidelines and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the project is not in a sensitive environment, and there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the project record.

IMPACT ON CURRENT PROJECT

The award of the Contract will improve energy conservation at the Quartz Hill I and II housing developments and allow the Housing Authority to continue providing the residents with decent and safe housing.

Respectfully submitted,



SEAN ROGAN
Executive Director

Enclosures

ATTACHMENT A

Summary of Outreach Activities Quartz Hills I and II Window Replacement and Insulation Project

On September 2, 2010, the following outreach was initiated to identify a contractor for the window replacement and insulation improvement project at the Quartz Hill I & II housing developments located at 5028 West Avenue L-12 & 42051 51st Street, Quartz Hill, CA 93536, within unincorporated Quartz Hill.

A. Newspaper Advertising

Announcements appeared in the following local newspaper:

Los Angeles Times

An announcement was also posted on the County Web Site and the CDC Web

B. Distribution of Bid Packages

The Housing Authority's vendor list was used to email Invitations for Bids to 395 Class B licensed contractors. As a result of the outreach, thirty-one bid packages were downloaded from the CDC web site.

C. Pre-Bid Conference and Site Walk

On September 15, 2011, a mandatory pre-bid conference and site walk was conducted. Ten firms were in attendance.

D. Bid Results

On September 29, 2011, a total of seven bids were received and publicly opened. The bid result was as follows:

Engineers' Estimate

\$50,000 to \$100,000

<u>Company</u>	<u>Bid Amount</u>
Omega Construction Company Inc	\$108,688
Robert D. Gosney Construction	\$119,770
CAS General Contractor	\$122,280
Magic Hammer Development Inc	\$144,463
R&R Design & Construction Corporation	\$152,350
ENL Service Company	\$158,300
American Master Craft	\$210,529

E. Minority/Female Participation – Selected Contractor

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Omega Construction Company Inc	Minority-WBE	Total: 6
		2 Minorities
		1 Woman
		33% Minorities
		17% Women

F. Minority/Female Participation – Contractors Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
Robert D. Gosney Construction.	Non-Minority	Total: 4
		1 Minorities
		1 Woman
		25% Minorities
		25% Women
CAS General Contractor	Minority	Total: 4
		4 Minorities
		0 Women
		100% Minorities
		0% Women
Magic Hammer Development Inc	Non-Minority	Total: 5
		2 Minorities
		1 Woman
		40% Minorities
		20% Women
R&R Design & Construction Corporation.	Minority	Total: 6
		6 Minorities
		2 Women
		100% Minorities
		33% Women

ENL Service Company	Minority	Total: 11
		10 Minorities
		2 Women
		91% Minorities
		18% Women

American Master Craft	Minority	Total: 7
		7 Minorities
		0 Women
		100% Minorities
		0% Women

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of the contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.

ATTACHMENT B

Contract Summary

Project Name: Quartz Hill I and II Window Replacement and Insulation Project
Location: 5028 West Avenue L-12 and 42051 51st Street, Quartz Hill, CA 93536.
Bid Number: CDC11-229
Bid Date: September 29, 2011
Contractor: Omega Construction Company Inc.
Services: Includes installation of new windows and additional attic insulation

Contract Documents: Part A – Instructions to Bidders and General Conditions; Part B – Specifications; Part C – Bidder's Documents, Representations, Certifications, Bid, Other Statements of Bidder; and all Addenda to the Contract Documents.

Time of Commencement and Completion: The work to be performed under this Contract shall commence within ten (10) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within sixty (60) calendar days following the required commencement date.

Liquidated Damages: In the event of breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the Housing Authority the sum of **One Thousand Dollars and Zero Cents (\$1000.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

Contract Sum: The Housing Authority shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **One Hundred Eight Thousand Six Hundred Eighty-Eight Dollars (\$108,688)**. The Contract Sum is not subject to escalation, includes all labor and material increases anticipated throughout the duration of this Construction Contract.

Contract Contingency: \$10,868

Quartz Hill I and II Window Replacement



Windows to be replaced



Windows to be replaced

Quartz Hill I and II Window Replacement



Windows to be replaced



Windows to be replaced



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

November 16, 2011

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 S Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**ADOPT RESOLUTION AUTHORIZING ISSUANCE OF TAX-EXEMPT MULTIFAMILY
HOUSING MORTGAGE REVENUE BONDS FOR MULTIFAMILY HOUSING IN
UNINCORPORATED FLORENCE-FIRESTONE
(DISTRICT 1)**

SUBJECT

This letter requests that the Board of Commissioners authorize the issuance, sale and delivery of tax-exempt Multifamily Housing Mortgage Revenue Bonds (Bonds) for Slauson Station, a 30-unit multifamily project. The Bonds will finance site acquisition and construction for Slauson Station, which will be located at 1707-1717 East 61st Street in unincorporated Florence-Firestone.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners adopt and instruct the Mayor to sign a Resolution, as required under Section 147(f) of the Internal Revenue Code of 1986, authorizing the issuance of the tax-exempt Bonds by the Housing Authority, in an aggregate amount not exceeding \$6,850,000, to assist Slauson Station Apartments, L.P. (Developer), in financing the acquisition, construction and development of Slauson Station Apartments, a 30-unit multifamily rental housing development located at 1707-1717 East 61st Street in unincorporated Florence-Firestone.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to negotiate, execute, and if necessary amend or terminate all related documents and take



all necessary actions for the issuance, sale, and delivery of the Bonds.

3. Recommend that the Board of Commissioners find that adoption of a resolution authorizing the issuance, sale, and delivery of the Bonds is not subject to the California Environmental Quality Act (CEQA).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to authorize the issuance, sale and delivery of the tax-exempt Bonds, in an aggregate amount not to exceed \$6,850,000, to finance the acquisition, construction and development of the Slauson Station Apartments. This action will also allow the Bonds to qualify for a tax exemption under Section 103 of the Internal Revenue Code of 1986.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund.

The Developer will repay the Bonds solely through rent revenues, and will pay all fees and related costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Housing Authority issues tax-exempt Multifamily Housing Mortgage Revenue Bonds on an ongoing basis to provide financing to increase the supply of multifamily housing for very low, low-, and moderate-income households throughout Los Angeles County.

Slauson Station Apartments will be located at 1707-1717 East 61st Street in unincorporated Florence-Firestone and will consist of a three story apartment building with five one-bedroom units, 14 two-bedroom units and 11 three-bedroom units. Four of the units will be reserved for households with incomes that do not exceed 30% of the area median income (AMI) for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (HUD). Nine of the units will be reserved for households with incomes that do not exceed 35% of AMI, and sixteen units will be reserved for households with incomes that do not exceed 50% of AMI. The affordability requirements will remain in effect for 55 years. The manager's unit will have no affordability requirements.

On February 18, 2011, the Housing Authority conducted a public hearing regarding the issuance of the Bonds, at its office located at 2 Coral Circle in Monterey Park. No comments were received at the public hearing concerning the issuance of the bonds or the nature and location of the development.

On July 5, 2011, your Board of Commissioners adopted an Inducement Resolution declaring the intent of the Housing Authority to undertake the financing of a Multifamily Housing Mortgage Revenue Bond project in accordance with United States Treasury Department Regulations. This action established a base date after which costs incurred by the Developer for the Slauson Station Apartments could be included in the acquisition, construction and permanent financing obtained pursuant to the issuance of tax-exempt bonds.

On July 5, 2011, the Board of Supervisors adopted a resolution approving issuance of the bonds, as authorized by Section 147(f) of the Internal Revenue Code of 1986.

The attached Resolution was prepared by Kutak Rock, Housing Authority Bond Counsel, and approved as to form by County Counsel. All other related documents, in substantially final form, are on file with the Executive Office of the Board. They will be approved as to form by County Counsel prior to execution by the authorized parties.

ENVIRONMENTAL DOCUMENTATION

This action is exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. This action is also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

The Community Development Commission prepared an Environmental Assessment for this Development pursuant to NEPA requirements. Based on the conclusions and findings of the Environmental Assessment, a Finding of No Significant Impact was approved by the Certifying Official of the Community Development Commission on August 2, 2005. Following the required public and agency comment period, HUD issued a Release of Funds for the Development on August 23, 2005.

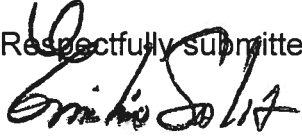
Approval of the Environmental Assessment/Mitigated Negative Declaration, including the Mitigation and Monitoring Plan, by the Board of Commissioners on May 2, 2006 and filing of the Notice of Determination satisfies CEQA requirements.

Honorable Board of Commissioners
November 16, 2011
Page 4

IMPACT ON CURRENT PROJECT

The proposed action is a necessary step to facilitate bond financing for the Slauson Station Apartments, which will increase the supply of affordable housing in the County with long-term affordability.

Respectfully submitted,



SEAN ROGAN
Executive Director

Enclosures

RESOLUTION AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF A MULTIFAMILY HOUSING REVENUE BOND IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$6,850,000 FOR THE PURPOSE OF MAKING A LOAN TO PROVIDE FINANCING FOR A MULTIFAMILY RENTAL HOUSING PROJECT KNOWN AS SLAUSON STATION APARTMENTS, DETERMINING AND PRESCRIBING CERTAIN MATTERS RELATING THERETO, AND APPROVING AND AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS, AGREEMENTS AND ACTIONS.

WHEREAS, The Housing Authority of the County of Los Angeles (the "Authority") is authorized and empowered by the provisions of Section 34312.3 of the Health and Safety Code of the State of California (the "Act") to issue and sell revenue bonds for the purpose of making loans or otherwise providing funds to finance the acquisition, construction and development of multifamily residential rental housing projects, including units for households meeting the income limits set forth in the Act; and

WHEREAS, there has been prepared and presented to this Board for consideration at this meeting the documentation required for the issuance of a bond for the financing of the Slauson Station Apartments to be located at 1707-1717 East 61st Street, Los Angeles, Los Angeles County, California (the "Project") for the benefit of Slauson Station Apartments, L.P.; and

WHEREAS, it appears that each of the documents and instruments above referred to which are now before this meeting is in appropriate form and is an appropriate instrument to be executed and delivered for the purposes intended.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the County of Los Angeles, as follows:

1. It is hereby found and determined that it is necessary and desirable for the Authority to provide financing for the Project through the issuance and sale of the Bonds (as hereinafter defined) in order to assist in the acquisition, construction and development of the type of dwelling units provided by the Project.

2. For the purpose of raising moneys with which to effectuate financing for the Project, the Authority hereby determines to issue its Multifamily Housing Revenue Bond (Slauson Station Apartments), 2011 Series D (or such other series designation as may be designated by officers or agents of the Authority), in one or more series or subseries, each with an appropriate series designation (the "Bonds"), in an aggregate principal amount not to exceed \$6,850,000. The Bonds shall bear interest at the interest rates set forth in or determined in accordance with an indenture of trust (the "Indenture"), maturing as provided in the Indenture, but not later than 35 years from the date of issue. The Bonds shall be in substantially the form set forth in the Indenture, with such appropriate variations, omissions, insertions and provisions as are permitted or required by the Indenture, which shall be appropriately completed when the Bonds are prepared.

The Bonds shall be a limited obligation of the Authority payable solely from the revenues, receipts and other moneys pledged therefor under the Indenture.

The Bonds shall be executed on behalf of the Authority by the manual or facsimile signature of the Chair of this Board or the Executive Director of the Authority.

3. The proposed form of Indenture, in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority or his designee are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Indenture, in substantially said form, with such additions thereto or changes therein as such officer may approve or recommend upon consultation with counsel to the Authority and Bond Counsel to the Authority (provided that such additions or changes shall not authorize an aggregate principal amount of Bonds in excess of the amount stated above or result in an initial interest rate on the Bonds in excess of 9%), the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Indenture. The Bonds may, if so provided in the Indenture, be issued as a “draw down” bond to be funded over time as provided in the Indenture. The date, maturity dates, interest rate or rates, interest payment dates, denominations, form, registration privileges, manner of execution, place of payment, terms of redemption and other terms of the Bonds shall be as provided in the Indenture as finally executed.

4. The proposed form of Loan Agreement (the “Loan Agreement”), in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority or his designee are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Loan Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Loan Agreement.

5. The proposed form of Regulatory Agreement and Declaration of Restrictive Covenants (the “Regulatory Agreement”) in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority or his designee are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Regulatory Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Regulatory Agreement.

6. The proposed form of Bond Purchase Agreement (the “Bond Purchase Agreement”), in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority or his designee are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Bond Purchase Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to

the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Bond Purchase Agreement.

7. This Board hereby appoints the Executive Director of the Authority or his designee as administrator/manager with respect to the Project and other matters arising in connection with the Bonds (the "Administrator").

8. All consents, approvals, notices, orders, requests and other actions permitted or required by any of the documents authorized by this resolution, whether before or after the issuance of the Bonds, including without limitation any of the foregoing which may be necessary or desirable in connection with any default under or amendment of such documents, any transfer or other disposition of the Project or any redemption of the Bonds, may be given or taken by the Administrator without further authorization by this Board, and the Administrator is hereby authorized and directed to give any such consent, approval, notice, order or request and to take any such action which such officer may deem necessary or desirable to further the purposes of this resolution.

9. All actions heretofore taken by the officers and agents of the Authority with respect to the sale and issuance of the Bonds are hereby approved, confirmed and ratified, and the proper officers of the Authority are hereby authorized and directed, for and in the name and on behalf of the Authority to do any and all things and take any and all actions and execute and deliver any and all certificates, agreements and other documents, including but not limited to those described in the Indenture and the other documents herein approved, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Bonds and to effectuate the purposes thereof and of the documents herein approved in accordance with this resolution and resolutions heretofore adopted by the Authority.

10. All resolutions or parts thereto in conflict herewith are, to the extent of such conflict, hereby repealed.

11. This resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles, State of California, this ____ day of _____, 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: _____
Mayor Michael D. Antonovich
Chair of the Board of Commissioners

ATTEST:

Sachi A. Hamai
Executive Officer
of the Board of Commissioners

By: _____
Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By: _____
Deputy



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

November 16, 2011

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 S Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**ADOPT RESOLUTION AUTHORIZING ISSUANCE OF TAX-EXEMPT MULTIFAMILY
HOUSING MORTGAGE REVENUE BONDS FOR MULTIFAMILY HOUSING IN THE
CITY OF WEST HOLLYWOOD
(DISTRICT 3)**

SUBJECT

This letter requests that the Board of Commissioners authorize the issuance, sale and delivery of tax-exempt Multifamily Housing Mortgage Revenue Bonds for the construction and development of Courtyard at La Brea, a 32-unit multifamily rental housing development to be located in the City of West Hollywood.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners adopt and instruct the Mayor to sign a Resolution, as required under Section 147(f) of the Internal Revenue Code of 1986, authorizing the issuance of tax-exempt Multifamily Housing Mortgage Revenue Bonds (Bonds) by the Housing Authority, in an aggregate amount not exceeding \$7,800,000, to assist West Hollywood Community Housing Corporation L.P. (Developer), in financing the acquisition, construction and development of Courtyard at La Brea, a 32-unit multifamily rental housing development to be located at 1145-1151 North La Brea Avenue in the City of West Hollywood.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to negotiate, execute, and if necessary amend or terminate all related documents and take



all necessary actions for the issuance, sale, and delivery of the Bonds.

3. Recommend that the Board of Commissioners find that adoption of a resolution authorizing the issuance, sale, and delivery of the Bonds is not subject to the California Environmental Quality Act (CEQA).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to authorize the issuance, sale and delivery of the tax-exempt Bonds, in an aggregate amount not to exceed \$7,800,000, to finance the acquisition, construction and development of Courtyard at La Brea. This action will also allow the bonds to qualify for a tax exemption under Section 103 of the Internal Revenue Code of 1986.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund.

The Developer will repay the Bonds solely through rent revenues, and will pay all fees and related costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Housing Authority issues tax-exempt Multifamily Housing Mortgage Revenue Bonds on an ongoing basis to provide financing to increase the supply of multifamily housing for very low, low-, and moderate-income households throughout Los Angeles County.

Courtyard at La Brea will be located at 1145-1151 North La Brea Avenue in the City of West Hollywood and will consist of a five-story apartment building, comprised of 24 one-bedroom units, seven studio units, and one two-bedroom unit. Fifteen of the units will be reserved for households with incomes that do not exceed 50% of the area median income and sixteen of the units will be reserved for households with incomes that do not exceed 30% of the area median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (HUD). The affordability requirements will remain in effect for 55 years. Fifteen of the affordable units will be occupied by special needs households. One two-bedroom unit will be set-aside for the manager and will have no affordability requirements.

On June 6, 2011, the City Council of the City of West Hollywood adopted a resolution authorizing the Housing Authority of The County of Los Angeles to issue multifamily revenue bonds to finance the construction and development of Courtyard at La Brea.

On June 8, 2011, the Housing Authority conducted a public hearing regarding the issuance of the Bonds, at its office located at 2 Coral Circle in Monterey Park. No comments were received at the public hearing concerning the issuance of the bonds or the nature and location of the development.

On July 5, 2011, the Board of Commissioners adopted an Inducement Resolution declaring the intent of the Housing Authority to undertake the financing of a Multifamily Housing Mortgage Revenue Bond project in accordance with United States Treasury Department Regulations. This action established a base date after which costs incurred by the Developer for Courtyard at La Brea could be included in the acquisition, construction and permanent financing obtained pursuant to the issuance of tax-exempt bonds.

On July 5, 2011, the Board of Supervisors adopted a resolution approving issuance of the bonds, as authorized by Section 147(f) of the Internal Revenue Code of 1986.

The attached Resolution was prepared by Kutak Rock, Housing Authority Bond Counsel, and approved as to form by County Counsel. All other related documents, in substantially final form, are on file with the Executive Office of the Board. They will be approved as to form by County Counsel prior to execution by the authorized parties.

ENVIRONMENTAL DOCUMENTATION

This action is exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34(a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. This action is also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

The Courtyard at La Brea project was determined Categorically Exempt from the requirements of CEQA by the City of West Hollywood in accordance with State CEQA Guidelines Section 15332. The Housing Authority's approval of this determination as Responsible Agency on July 5, 2011 satisfies the requirements of CEQA.

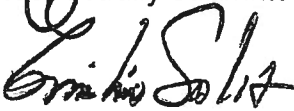
An Environmental Assessment (EA) has been prepared for this project, pursuant to NEPA requirements. Based on the conclusions and findings of the EA, a Finding of No Significant Impact was approved by the Certifying Official of the Community Development Commission on June 27, 2011. Following the required public and agency comment periods, HUD issued a Release of Funds for this project effective July 13, 2011.

Honorable Board of Commissioners
November 16, 2011
Page 4

IMPACT ON CURRENT PROJECT

The proposed action is a necessary step to facilitate bond financing for the Courtyard at La Brea Apartments, which will increase the supply of affordable housing in the County with long-term affordability.

Respectfully submitted,



SEAN ROGAN
Executive Director

Enclosures

RESOLUTION AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF A MULTIFAMILY HOUSING REVENUE BOND IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$7,800,000 FOR THE PURPOSE OF MAKING A LOAN TO PROVIDE FINANCING FOR A MULTIFAMILY RENTAL HOUSING PROJECT KNOWN AS COURTYARD AT LA BREA, DETERMINING AND PRESCRIBING CERTAIN MATTERS RELATING THERETO, AND APPROVING AND AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS, AGREEMENTS AND ACTIONS.

WHEREAS, The Housing Authority of the County of Los Angeles (the "Authority") is authorized and empowered by the provisions of Section 34312.3 of the Health and Safety Code of the State of California (the "Act") to issue and sell revenue bonds for the purpose of making loans or otherwise providing funds to finance the acquisition, construction and development of multifamily residential rental housing projects, including units for households meeting the income limits set forth in the Act; and

WHEREAS, there has been prepared and presented to this Board for consideration at this meeting the documentation required for the issuance of a bond for the financing of the Courtyard at La Brea to be located at 1145-1151 North LaBrea Avenue, West Hollywood, Los Angeles County, California (the "Project") for the benefit of The Courtyard at La Brea, L.P.; and

WHEREAS, it appears that each of the documents and instruments above referred to which are now before this meeting is in appropriate form and is an appropriate instrument to be executed and delivered for the purposes intended.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the County of Los Angeles, as follows:

1. It is hereby found and determined that it is necessary and desirable for the Authority to provide financing for the Project through the issuance and sale of the Bonds (as hereinafter defined) in order to assist in the acquisition, construction and development of the type of dwelling units provided by the Project.

2. For the purpose of raising moneys with which to effectuate financing for the Project, the Authority hereby determines to issue its Multifamily Housing Revenue Bond (Courtyard at La Brea), 2011 Series B (or such other series designation as may be designated by officers or agents of the Authority), in one or more series or subseries, each with an appropriate series designation (the "Bonds"), in an aggregate principal amount not to exceed \$7,800,000. The Bonds shall bear interest at the interest rates set forth in or determined in accordance with an indenture of trust (the "Indenture"), maturing as provided in the Indenture, but not later than 35 years from the date of issue. The Bonds shall be in substantially the form set forth in the Indenture, with such appropriate variations, omissions, insertions and provisions as are permitted or required by the Indenture, which shall be appropriately completed when the Bonds are prepared.

The Bonds shall be a limited obligation of the Authority payable solely from the revenues, receipts and other moneys pledged therefor under the Indenture.

The Bonds shall be executed on behalf of the Authority by the manual or facsimile signature of the Chair of this Board or the Executive Director of the Authority.

3. The proposed form of Indenture, in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority or his designee are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Indenture, in substantially said form, with such additions thereto or changes therein as such officer may approve or recommend upon consultation with counsel to the Authority and Bond Counsel to the Authority (provided that such additions or changes shall not authorize an aggregate principal amount of Bonds in excess of the amount stated above or result in an initial interest rate on the Bonds in excess of 9%), the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Indenture. The Bonds may, if so provided in the Indenture, be issued as a "draw down" bond to be funded over time as provided in the Indenture. The date, maturity date, interest rate or rates, interest payment dates, denominations, form, registration privileges, manner of execution, place of payment, terms of redemption and other terms of the Bonds shall be as provided in the Indenture as finally executed.

4. The proposed form of Loan Agreement (the "Loan Agreement"), in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority or his designee are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Loan Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Loan Agreement.

5. The proposed form of Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority or his designee are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Regulatory Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Regulatory Agreement.

6. The proposed form of Bond Purchase Agreement (the "Bond Purchase Agreement"), in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority or his designee are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Bond Purchase Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Bond Purchase Agreement.

7. This Board hereby appoints the Executive Director of the Authority or his designee as administrator/manager with respect to the Project and other matters arising in connection with the Bonds (the "Administrator").

8. All consents, approvals, notices, orders, requests and other actions permitted or required by any of the documents authorized by this resolution, whether before or after the issuance of the Bonds, including without limitation any of the foregoing which may be necessary or desirable in connection with any default under or amendment of such documents, any transfer or other disposition of the Project or any redemption of the Bonds, may be given or taken by the Administrator without further authorization by this Board, and the Administrator is hereby authorized and directed to give any such consent, approval, notice, order or request and to take any such action which such officer may deem necessary or desirable to further the purposes of this resolution.

9. All actions heretofore taken by the officers and agents of the Authority with respect to the sale and issuance of the Bonds are hereby approved, confirmed and ratified, and the proper officers of the Authority are hereby authorized and directed, for and in the name and on behalf of the Authority to do any and all things and take any and all actions and execute and deliver any and all certificates, agreements and other documents, including but not limited to those described in the Indenture and the other documents herein approved, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Bonds and to effectuate the purposes thereof and of the documents herein approved in accordance with this resolution and resolutions heretofore adopted by the Authority.

10. All resolutions or parts thereto in conflict herewith are, to the extent of such conflict, hereby repealed.

11. This resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles, State of California, this ____ day of _____, 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: _____
Mayor Michael D. Antonovich
Chair of the Board of Commissioners

ATTEST:

Sachi A. Hamai
Executive Officer
of the Board of Commissioners

By: _____
Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By: _____
Deputy



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

November 16, 2011

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 S Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**ADOPT RESOLUTION AUTHORIZING ISSUANCE OF TAX-EXEMPT MULTIFAMILY
HOUSING MORTGAGE REVENUE BONDS FOR MULTIFAMILY HOUSING IN THE
CITY OF SAN FERNANDO
(DISTRICT 3)**

SUBJECT

This letter requests that the Board of Commissioners authorize the issuance, sale and delivery of tax-exempt Multifamily Housing Mortgage Revenue Bonds to finance the acquisition and construction of the Mid Celis Apartments, a 20-unit multifamily rental housing development to be located in the City of San Fernando.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners adopt and instruct the Mayor to sign a Resolution, as required under Section 147(f) of the Internal Revenue Code of 1986, authorizing the issuance of tax-exempt Multifamily Housing Mortgage Revenue Bonds (Bonds) by the Housing Authority, in an aggregate amount not exceeding \$4,400,000, to assist Mid Celis Apartments, L.P. (Developer), in financing the acquisition, construction and development of the Mid Celis Apartments a 20-unit multifamily rental housing development to be located at 1422 San Fernando Road in the City of San Fernando.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to negotiate, execute, and if necessary amend or terminate all related documents and take



all necessary actions for the issuance, sale, and delivery of the Bonds.

3. Recommend that the Board of Commissioners find that adoption of a resolution authorizing the issuance, sale, and delivery of the Bonds is not subject to the California Environmental Quality Act (CEQA).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to authorize the issuance, sale and delivery of the tax-exempt Bonds, in an aggregate amount not to exceed \$4,400,000, to finance the acquisition, construction and development of the Mid Celis Apartments. This action will also allow the Bonds to qualify for a tax exemption under Section 103 of the Internal Revenue Code of 1986.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund.

The Developer will repay the Bonds solely through rent revenues, and will pay all fees and related costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Housing Authority issues tax-exempt Multifamily Housing Mortgage Revenue Bonds on an ongoing basis to provide financing to increase the supply of multifamily housing for very low, low-, and moderate-income households throughout Los Angeles County.

Mid Celis Apartments will be located at 1422 San Fernando Road in the City of San Fernando and will consist of a three-story apartment building, comprised of eight one-bedroom units, six two-bedroom units, and six three-bedroom units, for a total of 20 units. Nineteen of the units will be reserved for households with incomes that do not exceed 50% of the area median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (HUD). The affordability requirements will remain in effect for 55 years. All affordable units will be occupied by special needs households. The two-bedroom manager's unit will have no affordability requirements.

On June 6, 2011, the City Council of the City of San Fernando adopted a resolution authorizing the Housing Authority to issue multifamily revenue bonds to finance the acquisition and construction of the Mid Celis Apartments.

On June 16, 2011, the Housing Authority conducted a public hearing regarding the issuance of the Bonds, at its office located at 2 Coral Circle in Monterey Park. No comments were received at the public hearing concerning the issuance of the bonds or the nature and location of the development.

On July 5, 2011, the Board of Commissioners adopted an Inducement Resolution declaring the intent of the Housing Authority to undertake the financing of a Multifamily Housing Mortgage Revenue Bond project in accordance with United States Treasury Department Regulations. This action established a base date after which costs incurred by the Developer for the Mid Celis Apartments could be included in the acquisition, construction and permanent financing obtained pursuant to the issuance of tax-exempt bonds.

On July 5, 2011, the Board of Supervisors adopted a resolution approving issuance of the bonds, as authorized by Section 147(f) of the Internal Revenue Code of 1986.

The attached Resolution was prepared by Kutak Rock, Housing Authority Bond Counsel, and approved as to form by County Counsel. All other related documents, in substantially final form, are on file with the Executive Office of the Board. They will be approved as to form by County Counsel prior to execution by the authorized parties.

ENVIRONMENTAL DOCUMENTATION

This action is exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34(a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. This action is also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

The Mid Celis Apartments project was determined Categorically Exempt from the requirements of CEQA by the City of San Fernando in accordance with State CEQA Guidelines Section 15332. The Housing Authority's approval of this determination as Responsible Agency on July 5, 2011 satisfies the requirements of CEQA.

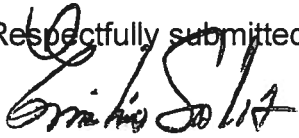
An Environmental Assessment (EA) has been prepared for this project, pursuant NEPA requirements. Based on the conclusions and findings of the EA, a Finding of No Significant Impact was approved by the Certifying Official of the Community Development Commission on June 23, 2011. Following the required public and agency comment periods, HUD issued a Release of Funds for this project effective July 9, 2011.

Honorable Board of Commissioners
November 16, 2011
Page 4

IMPACT ON CURRENT PROJECT

The proposed action is a necessary step to facilitate bond financing for the Mid Celis Apartments, which will increase the supply of affordable housing in the County with long-term affordability.

Respectfully submitted,



 SEAN ROGAN
Executive Director

Enclosures

RESOLUTION AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF A MULTIFAMILY HOUSING REVENUE BOND IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$4,400,000 FOR THE PURPOSE OF MAKING A LOAN TO PROVIDE FINANCING FOR A MULTIFAMILY RENTAL HOUSING PROJECT KNOWN AS MID CELIS APARTMENTS, DETERMINING AND PRESCRIBING CERTAIN MATTERS RELATING THERETO, AND APPROVING AND AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS, AGREEMENTS AND ACTIONS.

WHEREAS, The Housing Authority of the County of Los Angeles (the "Authority") is authorized and empowered by the provisions of Section 34312.3 of the Health and Safety Code of the State of California (the "Act") to issue and sell revenue bonds for the purpose of making loans or otherwise providing funds to finance the acquisition, construction and development of multifamily residential rental housing projects, including units for households meeting the income limits set forth in the Act; and

WHEREAS, there has been prepared and presented to this Board for consideration at this meeting the documentation required for the issuance of a bond for the financing of the Mid Celis Apartments to be located at 1422 San Fernando Road, San Fernando, Los Angeles County, California (the "Project") for the benefit of Mid Celis Apartments, L.P.; and

WHEREAS, it appears that each of the documents and instruments above referred to which are now before this meeting is in appropriate form and is an appropriate instrument to be executed and delivered for the purposes intended.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the County of Los Angeles, as follows:

1. It is hereby found and determined that it is necessary and desirable for the Authority to provide financing for the Project through the issuance and sale of the Bonds (as hereinafter defined) in order to assist in the acquisition, construction and development of the type of dwelling units provided by the Project.

2. For the purpose of raising moneys with which to effectuate financing for the Project, the Authority hereby determines to issue its Multifamily Housing Revenue Bond (Mid Celis Apartments), 2011 Series C (or such other series designation as may be designated by officers or agents of the Authority), in one or more series or subseries, each with an appropriate series designation (the "Bonds"), in an aggregate principal amount not to exceed \$4,400,000. The Bonds shall bear interest at the interest rates set forth in or determined in accordance with an indenture of trust (the "Indenture"), maturing as provided in the Indenture, but not later than 35 years from the date of issue. The Bonds shall be in substantially the form set forth in the Indenture, with such appropriate variations, omissions, insertions and provisions as are permitted or required by the Indenture, which shall be appropriately completed when the Bonds are prepared.

The Bonds shall be a limited obligations of the Authority payable solely from the revenues, receipts and other moneys pledged therefor under the Indenture.

The Bonds shall be executed on behalf of the Authority by the manual or facsimile signature of the Chair of this Board or the Executive Director of the Authority.

3. The proposed form of Indenture, in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority or his designee are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Indenture, in substantially said form, with such additions thereto or changes therein as such officer may approve or recommend upon consultation with counsel to the Authority and Bond Counsel to the Authority (provided that such additions or changes shall not authorize an aggregate principal amount of Bonds in excess of the amount stated above or result in an initial interest rate on the Bonds in excess of 9%), the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Indenture. The Bonds may, if so provided in the Indenture, be issued as a "draw down" bond to be funded over time as provided in the Indenture. The date, maturity dates, interest rate or rates, interest payment dates, denominations, form, registration privileges, manner of execution, place of payment, terms of redemption and other terms of the Bonds shall be as provided in the Indenture as finally executed.

4. The proposed form of Loan Agreement (the "Loan Agreement"), in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority or his designee are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Loan Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Loan Agreement.

5. The proposed form of Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority or his designee are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Regulatory Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Regulatory Agreement.

6. The proposed form of Bond Purchase Agreement (the "Bond Purchase Agreement"), in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority or his designee are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Bond Purchase Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Bond Purchase Agreement.

7. This Board hereby appoints the Executive Director of the Authority or his designee as administrator/manager with respect to the Project and other matters arising in connection with the Bonds (the "Administrator").

8. All consents, approvals, notices, orders, requests and other actions permitted or required by any of the documents authorized by this resolution, whether before or after the issuance of the Bonds, including without limitation any of the foregoing which may be necessary or desirable in connection with any default under or amendment of such documents, any transfer or other disposition of the Project or any redemption of the Bonds, may be given or taken by the Administrator without further authorization by this Board, and the Administrator is hereby authorized and directed to give any such consent, approval, notice, order or request and to take any such action which such officer may deem necessary or desirable to further the purposes of this resolution.

9. All actions heretofore taken by the officers and agents of the Authority with respect to the sale and issuance of the Bonds are hereby approved, confirmed and ratified, and the proper officers of the Authority are hereby authorized and directed, for and in the name and on behalf of the Authority to do any and all things and take any and all actions and execute and deliver any and all certificates, agreements and other documents, including but not limited to those described in the Indenture and the other documents herein approved, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Bonds and to effectuate the purposes thereof and of the documents herein approved in accordance with this resolution and resolutions heretofore adopted by the Authority.

10. All resolutions or parts thereto in conflict herewith are, to the extent of such conflict, hereby repealed.

11. This resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles, State of California, this ____ day of _____, 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: _____
Mayor Michael D. Antonovich
Chair of the Board of Commissioners

ATTEST:

Sachi A. Hamai
Executive Officer
of the Board of Commissioners

By: _____
Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By: _____
Deputy



**HOUSING AUTHORITY
of the County of Los Angeles**

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Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Sean Rogan
Executive Director

November 16, 2011

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 S Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**ADOPT RESOLUTION AUTHORIZING ISSUANCE OF TAX-EXEMPT MULTIFAMILY
HOUSING MORTGAGE REVENUE BONDS FOR MULTIFAMILY HOUSING IN THE
CITY OF SAN FERNANDO
(DISTRICT 3)**

SUBJECT

This letter requests that the Board of Commissioners authorize the issuance, sale and delivery of tax-exempt Multifamily Housing Mortgage Revenue Bonds for the construction and development of San Fernando Community Housing, a 62-unit multifamily rental housing development to be located in the City of San Fernando.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners adopt and instruct the Mayor to sign a Resolution, as required under Section 147(f) of the Internal Revenue Code of 1986, authorizing the issuance of tax-exempt Multifamily Housing Mortgage Revenue Bonds (Bonds) by the Housing Authority, in an aggregate amount not exceeding \$9,000,000, to assist San Fernando Community Housing L.P. (Developer), in financing the acquisition, construction and development of San Fernando Community Housing, a 62-unit multifamily rental housing development to be located at 131 and 134 Park Avenue and 130, 134 and 140 Jesse Street in the City of San Fernando.
2. Recommend that the Board of Commissioners authorize the Executive Director or his designee to negotiate, execute, and if necessary amend or terminate all related documents and take



all necessary actions for the issuance, sale, and delivery of the Bonds.

3. Recommend that the Board of Commissioners find that adoption of a resolution authorizing the issuance, sale, and delivery of the Bonds is not subject to the California Environmental Quality Act (CEQA).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to authorize the issuance, sale and delivery of the tax-exempt Bonds, in an aggregate amount not to exceed \$9,000,000, to finance the acquisition, construction and development of San Fernando Community Housing. This action will also allow the Bonds to qualify for a tax exemption under Section 103 of the Internal Revenue Code of 1986.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund.

The Developer will repay the Bonds solely through rent revenues, and will pay all fees and related costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Housing Authority issues tax-exempt Multifamily Housing Mortgage Revenue Bonds on an ongoing basis to provide financing to increase the supply of multifamily housing for very low, low-, and moderate-income households throughout Los Angeles County.

San Fernando Community Housing will be located at 131 and 134 Park Avenue and 130, 134 and 140 Jesse Street in the City of San Fernando and will consist of a three-story apartment building, comprised of 62 one-bedroom units including one manager's unit. Twenty of the units will be reserved for households with incomes that do not exceed 30% of the area median income (AMI) for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (HUD), and 10 of the units will be reserved for households with incomes that do not exceed 50% of the AMI. The remaining 31 units will be reserved for households with incomes that do not exceed 60% of the AMI. The affordability requirements will remain in effect for 55 years. Twenty of the affordable units will be occupied by special needs households. The manager's unit will have no affordability requirements.

On June 6, 2011, the City Council of the City of San Fernando adopted a resolution authorizing the Housing Authority of The County of Los Angeles to issue multifamily revenue bonds to finance the construction and development.

On June 16, 2011, the Housing Authority conducted a public hearing regarding the issuance of the Bonds, at its office located at 2 Coral Circle in Monterey Park. No comments were received at the public hearing concerning the issuance of the bonds or the nature and location of the development.

On July 5, 2011, the Board of Commissioners adopted an Inducement Resolution declaring the intent of the Housing Authority to undertake the financing of a Multifamily Housing Mortgage Revenue Bond project in accordance with United States Treasury Department Regulations. This action established a base date after which costs incurred by the Developer for San Fernando Community Housing could be included in the acquisition, construction and permanent financing obtained pursuant to the issuance of tax-exempt bonds.

On July 5, 2011, the Board of Supervisors adopted a resolution approving issuance of the bonds, as authorized by Section 147(f) of the Internal Revenue Code of 1986.

The attached Resolution was prepared by Kutak Rock, Housing Authority Bond Counsel, and approved as to form by County Counsel. All other related documents, in substantially final form, are on file with the Executive Office of the Board. They will be approved as to form by County Counsel prior to execution by the authorized parties.

ENVIRONMENTAL DOCUMENTATION

This action is exempt from the provisions of the National Environmental Policy Act (NEPA) pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34(a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. This action is also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

The City of San Fernando prepared an Initial Study/Negative Declaration for the San Fernando Community Housing project and determined that the project will not have a significant adverse impact on the environment. The Housing Authority's approval of this determination as Responsible Agency on July 5, 2011 satisfies the requirements of CEQA.

An Environmental Assessment (EA) has been prepared for this project, pursuant NEPA requirements. Based on the conclusions and findings of the EA, a Finding of No Significant Impact was approved by the Certifying Official of the Community Development Commission on June 23, 2011. Following the required public and agency

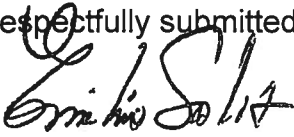
Honorable Board of Commissioners
November 16, 2011
Page 4

comment periods, HUD issued a Release of Funds for this project effective July 9, 2011.

IMPACT ON CURRENT PROJECT

The proposed action is a necessary step to facilitate bond financing for San Fernando Community Housing, which will increase the supply of affordable housing in the County with long-term affordability.

Respectfully submitted,



 SEAN ROGAN
Executive Director

Enclosures

RESOLUTION AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF MULTIFAMILY HOUSING REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$9,000,000 FOR THE PURPOSE OF MAKING A LOAN TO PROVIDE FINANCING FOR A MULTIFAMILY RENTAL HOUSING PROJECT KNOWN AS SAN FERNANDO COMMUNITY HOUSING, DETERMINING AND PRESCRIBING CERTAIN MATTERS RELATING THERETO, AND APPROVING AND AUTHORIZING THE EXECUTION OF RELATED DOCUMENTS, AGREEMENTS AND ACTIONS.

WHEREAS, The Housing Authority of the County of Los Angeles (the "Authority") is authorized and empowered by the provisions of Section 34312.3 of the Health and Safety Code of the State of California (the "Act") to issue and sell revenue bonds for the purpose of making loans or otherwise providing funds to finance the acquisition, construction and development of multifamily residential rental housing projects, including units for households meeting the income limits set forth in the Act; and

WHEREAS, there has been prepared and presented to this Board for consideration at this meeting the documentation required for the issuance of bonds for the financing of the San Fernando Community Housing to be located at 131 Park Avenue, San Fernando, Los Angeles County, California (the "Project") for the benefit of San Fernando Community Housing, LP; and

WHEREAS, it appears that each of the documents and instruments above referred to which are now before this meeting is in appropriate form and is an appropriate instrument to be executed and delivered for the purposes intended.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the County of Los Angeles, as follows:

1. It is hereby found and determined that it is necessary and desirable for the Authority to provide financing for the Project through the issuance and sale of the Bonds (as hereinafter defined) in order to assist in the acquisition, construction and development of the type of dwelling units provided by the Project.

2. For the purpose of raising moneys with which to effectuate financing for the Project, the Authority hereby determines to issue its Multifamily Housing Revenue Bonds (San Fernando Community Housing), 2011 Series E (or such other series designation as may be designated by officers or agents of the Authority), in one or more series or subseries, each with an appropriate series designation (the "Bonds"), in an aggregate principal amount not to exceed \$9,000,000. The Bonds shall bear interest at the interest rates set forth in or determined in accordance with a trust indenture, indenture of trust or similar instrument (the "Indenture"), maturing as provided in the Indenture, but not later than 35 years from the date of issue. The Bonds shall be in substantially the form set forth in the Indenture, with such appropriate variations, omissions, insertions

and provisions as are permitted or required by the Indenture, which shall be appropriately completed when the Bonds are prepared.

The Bonds shall be limited obligations of the Authority payable solely from the revenues, receipts and other moneys pledged therefor under the Indenture.

The Bonds shall be executed on behalf of the Authority by the manual or facsimile signature of the Chair of this Board or the Executive Director of the Authority.

3. The proposed form of Indenture, in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority or his designee are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Indenture, in substantially said form, with such additions thereto or changes therein as such officer may approve or recommend upon consultation with counsel to the Authority and Bond Counsel to the Authority (provided that such additions or changes shall not authorize an aggregate principal amount of Bonds in excess of the amount stated above or result in an initial interest rate on the Bonds in excess of 9%), the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Indenture. The Bonds may, if so provided in the Indenture, be issued as a "draw down" bond to be funded over time as provided in the Indenture. The date, maturity dates, interest rate or rates, interest payment dates, denominations, form, registration privileges, manner of execution, place of payment, terms of redemption and other terms of the Bonds shall be as provided in the Indenture as finally executed.

4. The proposed form of Loan Agreement (the "Loan Agreement"), in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority or his designee are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Loan Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Loan Agreement.

5. The proposed form of Regulatory Agreement and Declaration of Restrictive Covenants (the "Regulatory Agreement") in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority or his designee are each hereby authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Regulatory Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Regulatory Agreement.

6. The proposed form of Bond Purchase Agreement (the "Bond Purchase Agreement"), in the form presented to this meeting, is hereby approved. The Chair of this Board and the Executive Director of the Authority or his designee are each hereby

authorized and directed, for and in the name and on behalf of the Authority, to execute and deliver the Bond Purchase Agreement, with such additions or changes in said document as such officer may recommend or approve upon consultation with counsel to the Authority and Bond Counsel to the Authority, the approval of such additions or changes to be evidenced conclusively by the execution and delivery of the Bond Purchase Agreement.

7. This Board hereby appoints the Executive Director of the Authority or his designee as administrator/manager with respect to the Project and other matters arising in connection with the Bonds (the "Administrator").

8. All consents, approvals, notices, orders, requests and other actions permitted or required by any of the documents authorized by this resolution, whether before or after the issuance of the Bonds, including without limitation any of the foregoing which may be necessary or desirable in connection with any default under or amendment of such documents, any transfer or other disposition of the Project or any redemption of the Bonds, may be given or taken by the Administrator without further authorization by this Board, and the Administrator is hereby authorized and directed to give any such consent, approval, notice, order or request and to take any such action which such officer may deem necessary or desirable to further the purposes of this resolution.

9. All actions heretofore taken by the officers and agents of the Authority with respect to the sale and issuance of the Bonds are hereby approved, confirmed and ratified, and the proper officers of the Authority are hereby authorized and directed, for and in the name and on behalf of the Authority to do any and all things and take any and all actions and execute and deliver any and all certificates, agreements and other documents, including but not limited to those described in the Indenture and the other documents herein approved, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Bonds and to effectuate the purposes thereof and of the documents herein approved in accordance with this resolution and resolutions heretofore adopted by the Authority.

10. All resolutions or parts thereto in conflict herewith are, to the extent of such conflict, hereby repealed.

11. This resolution shall take effect upon its adoption.

PASSED AND ADOPTED by the Board of Commissioners of the Housing Authority of the County of Los Angeles, State of California, this ____ day of _____, 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

By: _____
Mayor Michael D. Antonovich
Chair of the Board of Commissioners

ATTEST:

Sachi A. Hamai
Executive Officer
of the Board of Commissioners

By: _____
Deputy

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By: _____
Deputy